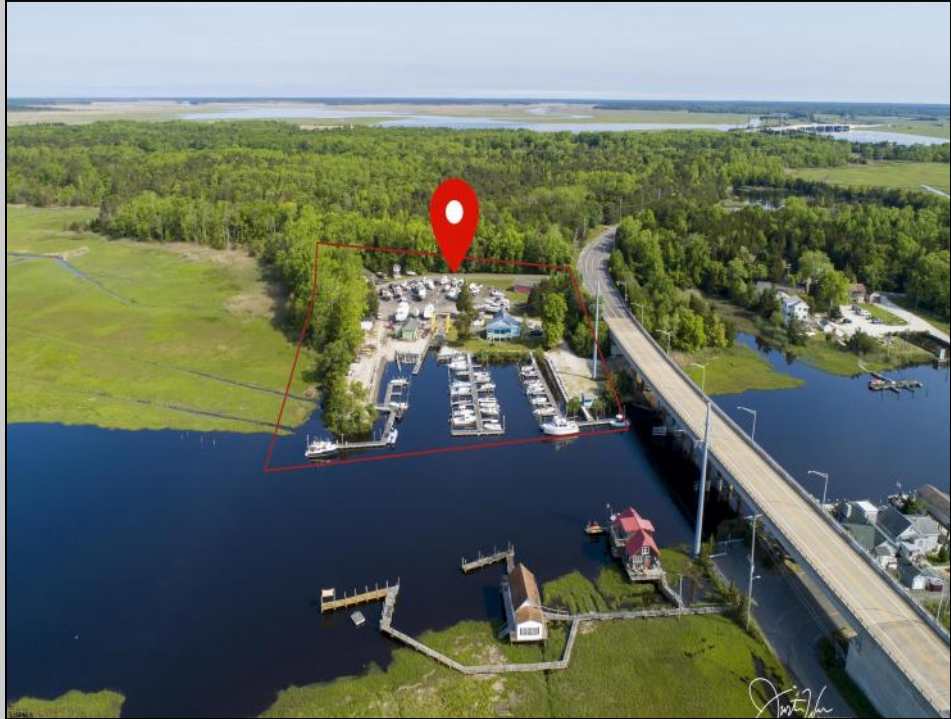
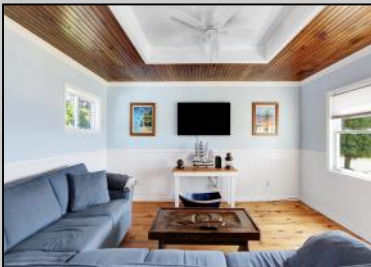




1 New York Rd  
 Port Republic, NJ 08241

Asking \$4,790,000.00



### COMMENTS

Magnificent Leisure Property Investment! 60 Floating Slip Marina, on Nacote Creek, with Owners slip, fully rented & equipped with water & electric, appx 30 mins by boat to Atlantic City, Long Beach Island & nearby waterfront dining, Leased 20x40 Warehouse, two additional out bldgs for storage, detached workshop offers ship store, 2Bed/1Bath Gorgeous Residential Home with attached 1Bed/1Bath Apt/long term tenant in place, additional duplex recently renovated offers 1Bed/1Bath unit/long term tenant in place & possible studio unit, house & all buildings have newer roofs, winter/summer prep services & storage offered, with renewed winter storage customers, in water season April-November, with extended season at a monthly rate, multiple additional income possibilities, sale will include 30 ton travel lift, 2021 Kubota Backhoe, 4000 lb Clark forklift, 6 yard trailers, appx 250 boat stands, appx 400 keel blocks, Turnkey business with repeat seasonal customers.

### PROPERTY DETAILS

Exterior See Remarks	OutsideFeatures Dock/Pier/Slip Recreation Facilities Restrooms Security Light/System See Remarks Sign Storage Building	ParkingGarage 11 or More Spaces	InteriorFeatures Other (See Remarks) Smoke/Fire Alarm Storage
Basement Crawl Space	Ask for Louis Paone Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: lsp@bergerrealty.com	HotWater Electric	Water

